THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** Karen Johnson Davidson County Batch # 1138454 **DEEDWARR** **CRT File No** 05/22/2024 03:12:48 PM 2 pgs Fees: $13.00 Taxes: $6,656.30 20240522-0038261 PREPARED BY: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY, SUITE 115 BRENTWOOD, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,799,000.00. Janice Collins Affiant Subscribed and sworn to before me, this 20th day of May, 2024. Kim F. Murray Notary Public My Commission Expires: 3/7/26 KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Mark Butler and Che Butler 4049 Lealand Ln Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 132-01-0P-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradford O. Bailey and Morgan H. Bailey, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Butler and Che Butler, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4049, Lealand Commons as shown on Declaration of Covenants, Conditions and Restrictions for Lealand Commons, a Townhouse Planned Unit Development, and as shown of the plat recorded as Exhibit "B" to said declaration, in Instrument No. 20130814-0085531, as affected by Affidavit of Scrivener's Error recorded in Instrument No. 20130917-0097899, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Lealand Commons recorded in Instrument No. 20140106-0001440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradford O. Bailey and Morgan H. Bailey, husband and wife by General Warranty Deed from Elizabeth S. Dishman and Stephen B. Andrews, wife and husband of record in Instrument No. 20201117-0135264 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 17, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130814-0085531, corrected in Instrument No. 20130917-0097899, amended in Instrument No. 20140106-0001440, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Articles of Incorporation of Lealand Commons Owner's Association, Inc of record in Instrument Number 20130816-0086449, in the Register's Office for Davidson County, Tennessee.

Easements and Restrictions of record in Book 1628, Page 621, Book 1713, Page 420 and Book 1757, Page 427, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4049 Lealand Ln Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2024.

Bradford O. Bailey

Morgan H. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradford O. Bailey and Morgan H. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025